

DISTRICT VI ADVISORY BOARD
Minutes

Wednesday
July 16, 2003
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Neighborhood City Hall. In attendance were the District VI City Council Member, nine (9) District Advisory Board Members, two (2) city staff, and (14) citizens. Approximately 25 were in attendance.

Members Present

Council Member Sharon Fearey
Bickley Foster
Rosalie Bradley
Maurine Willis
Jaya Escobar
Bob Wine
Dick Rumsey
Annie Best
Paul Daemen
Art Marquez

Member Absent

Bob Schreck
Rick Shellenbarger

Guests

Listed at end

Staff

Terri Dozal, Neighborhood Assistant
Bill Longnecker, Planner

Call to Order

Council Member Fearey called the meeting to order at 7:05 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented.

Approval of Minutes

There were no minutes submitted for approval.

Approval of Agenda

The agenda was approved with an addition: Item 3 Status of Twin Lakes Shopping Center planning case. **(Foster/Daemen 9-0)**

PUBLIC AGENDA

No items were submitted

Before hearing the following planning cases **Council Member Fearey** explained the process of how the case would be heard, including once the recommendation is made by the DAB the next steps would be to hear the case through Metropolitan Area Planning Commission (public also allowed to speak) and then if warranted the case would go before the City Council for final recommendation.

PLANNING

1. **ZON2003-00034 South of 33rd Street North and east of Arkansas Avenue**
District VI Advisory Board (DAB) considered a Zone change from "SF-5" Single Family to "GO" General Office. They were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker, Planner* presented the case and reviewed the staff recommendation with members and the public.

Terry Smythe, agent for the applicant was present to state the owner was in agreement with the conditions the staff report included. The agent apologized for the planning notification sign that had been attached to a tree.

Four members of the public were present to inquire about the case, following are their comments:

1) Main concern is the construction crew's access due to the dirt streets; the access should be built first and use for when the construction begins on the complex. Too many kids play in the street, we need to care for their safety; 2) Will there be a wall around the property so cars won't go thru; 3) in widening Arkansas, previously it was said 33rd was to be an access to send extra traffic to Broadway. Is this being considered? and 4) has the city looked into the school Gateway? Due to so many kids that will move into this area. That kind of school needs to be moved elsewhere.

The DAB Members expressed the following: 1) how many access are required; 2) the gas station to the south of this request, what will happen with that property; 3) What side will the access be on north or south side; 4) are there any immediate plans to start building the multi-family project; 5) there should be a solid barrier on the north side so as not to affect the residential area; 6) it would be more practical for access to be near the old filling station; and 7) will there be fencing and landscaping?

******* Action Taken: DAB members voted to recommend Approval of the request based on Staff recommendations. (Rumsey/Marquez 8-1 Daemen)**

Mr. John Sanchez who lives south of the proposed request asked what side of Arkansas are they going to widen? It will cause a tax increase and there's too much traffic now.

Council Member Fearey explained the zoning case was not for widening the street to alleviate traffic. If you are worried about a tax increase, you would need to call the County as the City has not raised taxes for 11 years. You will be invited to a meeting for discussing the widening of Arkansas when the time is decided to widen Arkansas.

2. **CON2003-00020-ZON2003-00029 Conditional Use to allow a car wash within 200 feet of a residential zoning district and a zone change of "TF-3 to "LC"**

District VI Advisory Board (DAB) considered a Conditional Use to allow a car wash within 200 feet of a residential zoning district and a zone change of "TF-3" to "LC". They were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker*, Planner presented the case and reviewed the staff recommendation with members and the public.

Russ Ewy representative for the applicant stated: 1) the building design would compliment the surrounding businesses; 2) the car wash faces North/South to see through and allow no hidden spots for crime; 3) Access points are with 150ft requirement away from the intersection; 4) the alley to the east would be paved; 5) there would be on-site maintenance/security and 6) by placing parking on the North side of the car wash this would allow more landscaping on the South side. The additional parking is for drying and detailing the cars after washing.

The Brand's residence is south of the proposed car wash spoke in opposition of the request. Following are their comments: 1) why is there a need for parking on the south side of car wash; 2) traffic congestion is at the intersections already and now with more traffic going in and out of a car wash, how will this be handled; 3) Could the car wash be designed another way and 4) the

car wash property line would be 8ft from our bedroom window and we would be dealing with noise, lights, loud pipes on cars, and loud music.

The **DAB Members** expressed the following: 1) Will there be on-site 24-hr security; 2) what can be done about the left turn traffic out of the car wash onto 21st and Arkansas streets; 3) Will the alley have two way access; 4) can no loitering signs be placed on car wash property; 5) what type of landscape will be used and 6) look at consideration of south side neighboring residents request to place the parking on south side for detailing vehicles.

***** **Action Taken:** Motion to recommend **Approval** of the conditional use and zone change subject to the removal of suggested parking on the South side of car wash and replace parking to the North side of car wash with approval from Traffic Engineer on the change including his review of **Left hand turns** leaving the car wash onto 21st and onto Arkansas Streets and increase landscaping height. (**Foster/Daemen 9-0**)

3. **Twin Lakes Shopping Center planning case**

Council Member Fearey explained there had been discussion on this case with

- Two Neighborhood Meetings
- Meeting with the Planning Director
- Meeting with Donna Goltry, Planner for the case and the police department.

Fearey stated this case does not have to come to the DAB first before going to MAPC for consideration. We will hear at DAB Aug. 4th meeting and then it comes before the City council on Aug 18th. The action the council member makes depends on if MAPC didn't pay attention to public input. The case can be sent back to MAPC from City Council to consider DAB input. I know MAPD is working with the applicant to tighten up recommendations.

Member Bradley stated how are we going to know what is going to be presented at MAPC? There has been no final application. The DAB is not helping the neighborhood by not hearing this first.

Fearey asked what do you recommend?

***** **Action Taken:** DAB VI would like the **ZON2003-00025** and **CUP2003-00025 DP-3** Twin Lakes case to be heard before going to MAPC. Neighbors need to be informed and there also still is no Staff report. (**Daemen/Rumsey 9-0**)

Member Foster said there would not be enough time to give notice again.

BOARD AGENDA

4. **Problem Properties**

None were received

5. **Neighborhood Reports**

None were received

With no further business to discuss the meeting adjourned at 9:25 p.m.

Guests

Lawrence Scheffe	3201 Jackson, 67204
Roberta Crawford	3254 Jackson, 67204
John & Mabel Sanchez	3258 Arkansas, 67204
John Nichols	3245 N. Jackson, 67204
Rob Johnson	3736 Agnes, 67204
Sandra Whittington	1931 N. Mt. Carmel, 67203
Bob Payne	3264 Jackson
Jeanne Hawkins	3233 Jackson
Russ Ewy	315 Ellis
Terry Smythe	315 Ellis
Jerry Prichard	1607 N. Clarence
Berle Willis	3834 Woodrow
Don Brand	9801 Binterlane, 67212

Respectfully Submitted,

Terri Dozal
District VI Neighborhood Assistant